

CITY OF CLERMONT
ORDINANCE NO. 2015-77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING A COMMUNITY REDEVELOPMENT PLAN FOR THE COMMUNITY REDEVELOPMENT AREA LOCATED IN THE CITY OF CLERMONT; MAKING FINDINGS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution No. 950 adopted by the City Council of the City of Clermont on May 27, 1997, determined that a certain area in the City of Clermont was in need of redevelopment and so designated that area as being the “Community Redevelopment Area,” in accordance with Section 163.340(10), Florida Statutes; and

WHEREAS, Resolution No. 950 adopted by the City Council of the City of Clermont on May 27, 1997, created a Community Redevelopment Agency for the Downtown Redevelopment Area, in accordance with Section 163.357, Florida Statutes; and

WHEREAS, in accordance with and pursuant to the procedures and authorizations set forth in Part III, Chapter 163, Florida Statutes (the “Redevelopment Act”), a Community redevelopment plan for the Downtown Redevelopment Area was prepared; and

WHEREAS, the City Council of the City of Clermont on August 11, 1998 approved a Redevelopment Plan for the Downtown Redevelopment Area as described in Resolution No. 950; and

WHEREAS, the City Council of the City of Clermont on September 8, 1998 approved Ordinance No. 359-M establishing the Community Redevelopment Trust Fund; and

WHEREAS, the Clermont Downtown Community Redevelopment Agency recommended approval of the revised Redevelopment Plan on January 24, 2005, and the City Council of the City of Clermont on January 24, 2005 approved a revised Redevelopment Plan as described in Resolution No. 1465; and

WHEREAS, the Clermont Downtown Community Redevelopment Agency recommended approval of the revised Redevelopment Plan on January 26, 2010, and the City Council of the City of Clermont on January 26, 2010 approved a revised Redevelopment Plan as described in Resolution No. 2010-03; and

WHEREAS, the City Council of the City of Clermont on October 13, 2015 approved Resolution No. 2015-36 for the Finding of Necessity dated August, 2015, as recommended by the Downtown Clermont Redevelopment Agency at its meeting on September 8, 2015; and

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WHEREAS, the Proposed Plan has been revised and was reviewed and approved by the Community Redevelopment Agency on October 13, 2015, and found to be compliant with the Clermont Comprehensive Plan by the Planning & Zoning Commission acting as the Local Planning Agency (LPA) on November 6, 2015 and has made a recommendation to the City Council of the City of Clermont to approve the Redevelopment Plan as amended and dated December 8, 2015; and

WHEREAS, modification of the Community Redevelopment Plan, is in accordance with Section 163.361, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont has received the recommendation to adopt the proposed Redevelopment Plan and has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida, that:

SECTION 1. Findings

Based on the information presented to it, the City Council does hereby find:

- (a) The recitals set forth above (including the definitions) are hereby adopted and incorporated herein to the full extent as if set forth in the text of this Ordinance.
- (b) The public hearing required by Section 163.361(2), Florida Statutes, has been held and closed.
- (c) Although no families are anticipated to be displaced as a result of Clermont's redevelopment activities, a feasible method exists for the location of any such families in decent, safe, and sanitary dwelling accommodations within their means and without due hardship.
- (d) The Proposed Plan conforms to the general plan of the City of Clermont as a whole.
- (e) The Proposed Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Downtown Redevelopment Area by private enterprise.
- (f) The Proposed Plan allows for the redevelopment or rehabilitation of the Downtown Redevelopment Area in accordance with Florida Statutes, Chapter 163, Part III Community Redevelopment.

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SECTION 2. Adoption of Plan

The proposed CRA Redevelopment Plan as shown in “Exhibit A”, is hereby adopted and shall henceforth be and constitute the CRA Redevelopment Plan for the Downtown Redevelopment Area.

SECTION 3. Conflicts

Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

SECTION 4. Notice

Proper notice in accordance with Chapter 163.346, Florida Statutes has been given to affected taxing authorities.

SECTION 5. Effective Date

This Ordinance shall take effect immediately upon approval and adoption by the Clermont City Council.

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of December, 2015.

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Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F Mantzaris, City Attorney